

FACILITIES REVIEW COMMITTEE TECHNICAL REVIEW AND RECOMMENDATIONS

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Planning Commission Decision and Order, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the four (4) submitted applications as identified below:

- **All eleven (11) criteria are applicable to the submitted Land Division application, LD2004-0028.**
- **The Conditional Use application, CU2004-0019, only is applicable to criteria #3, #4, and #11.**
- **The Flexible Setback application, FS2004-0015, only is applicable to criteria #3 and #11.**

- 1. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

The applicant states that it will install all public improvements including water lines, water services, hydrants, sanitary sewer, storm facilities, street lights, and street signs. The applicant indicates that the capacity for these services is available.

Public water is served by Tualatin Valley Water District, which the applicant states there is adequate capacity to serve the project at the time of its completion. City of

Beaverton administers the sanitary and storm sewer services. The City Development Services Engineer has reviewed the applicant's utility and grading plans and has provided a list of conditions in response to these plans to ensure adequate critical facilities are provided and installed. The conditions includes the requirement for storm filters with the proposed storm water system to ensure the proposed design addresses storm water quality issues. Further, ODOT approval is required to ensure the design of the proposed storm water system meets the requirements of ODOT. Therefore, the Committee finds that utilities will be adequate, subject to the conditions of approval requiring construction to meet City standards.

A traffic analysis was not required of this development. The trip generation of the proposed 7-lot single family subdivision is not great enough to meet the threshold requirement (Development Code Section 60.55.20, Traffic Analysis). The surrounding street system will adequately accommodate the traffic from this development. SW Crestwood Drive is classified as a local street and is being extended from its current dead end terminus to the east approximately 70 feet as a public in-fill standard cul-de-sac and an additional 200 feet to the north as a 20 foot wide private street. The development's only access will be from existing SW Crestwood Drive.

Tualatin Valley Fire and Rescue (TVF&R) have provided no comments to the project at this time. TVF&R will need to sign off on the site development permit prior to its issuance.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 2. Essential facilities and services are available or can be made available prior to occupancy of the development. In lieu of providing essential facilities and services, a specific plan strategy may be submitted that demonstrates how these facilities, services, or both will be provided within five years of occupancy.***

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant's plans and materials were forwarded to the Beaverton School District, the City Transportation staff, City Police Department, and Tualatin Valley Fire and Rescue.

The proposal includes sidewalks on the cul-de-sac of SW Crestwood, but no bike lanes are proposed for this local street. The City of Beaverton Police will serve the

development site. The Police Department provided no comments to the development applications.

There are no bus routes on SW Crestwood Drive. The closest bus routes are on SW Scholls Ferry Road with Tri-Met Bus Lines #92 and #56. The Committee has not received comments from Tri-Met regarding any potential transit improvements requirements within the project's scope.

Staff find adequate essential facilities are available or can be made available to serve the site.

Therefore, the Committee find the proposal meets the criterion for approval.

- 3. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance which shall be already approved or considered concurrently with the subject proposal.***

Staff cite the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the R7 zone, as applicable to the above mentioned criteria. As demonstrated on the chart, the applicant is requesting approval of a Planned Unit Development through Conditional Use application to deviate from many of the Site Development requirements of Section 20.05.50 of the Development Code and a Flexible Setback application to deviate from the setback requirements of the parent parcel as part of the Planned Unit Development.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 4. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Regulations) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

Staff cite the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above mentioned criteria.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 5. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency;***

The applicant states the PUD will provide conditions, covenants, and restrictions that will ensure continued periodic maintenance for the private street, common open space areas and facilities, and street lighting. The applicant's proposal includes providing a 5 foot wide pedestrian access to Tract C, an open space tract. While the five foot access easement may be adequate for pedestrian access, the area does not provide adequate maintenance access for City vehicles to maintain the utilities. Staff recommends a condition requiring a minimum 10 foot access on Lot 7 and Tract C designed to accommodate maintenance vehicle access within the 15-foot easement.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 6. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.***

The applicant states the project provides a logical extension of SW Crestwood Drive into the site and will accommodate a safe and efficient circulation pattern for vehicles and pedestrian access. The applicant's dimensioned site plan shows a 5 foot setback for Lot 7 from the garage to the right-of-way. To ensure cars parking in the driveway of these two lots do not cross the sidewalk, staff recommend a condition requiring the driveway area of Lot 7 be either less than five feet or greater than 18.5 feet from the property line to the garage door.

The plan is conditioned to post "no parking" signs on the new proposed internal streets and the cul-de-sac in accordance with a street sign plan approved by the City Traffic Engineer. By meeting the conditions of approval, staff find the site will have safe and efficient vehicular and pedestrian circulation patterns, in conformance with Development Code Section 60.55.25.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 7. *The on-site vehicular and pedestrian circulation system connects to the surrounding circulation system in a safe, efficient, and direct manner.***

The site will have adequate internal vehicular circulation, in conformance with Development Code Section 60.55.25, and adequate internal pedestrian circulation, in conformance with Development Code Section 60.55.25.

Therefore, the Committee find the proposal meets the criterion for approval.

- 8. *Structures and public facilities and services serving the site are designed in accordance with adopted City codes and standards at a level which will provide adequate fire protection, including, but not limited to, fire flow, and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;***

The applicant states the project engineer will design the necessary public facilities servicing the site according to adopted City Codes and standards, as well as other service agencies. The applicant's proposal includes modification of the storm system for properties north of the subject site, which the applicant proposes to connect to the site's proposed storm system. To ensure adequate access to the storm water line, staff recommend a condition requiring a minimum 10 foot easement on Lots 4, 5, and 6. Further, the proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

- 9. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The applicant states the project grading plan is designed to accommodate surface water drainage in a manner that does not impose adverse impacts on neighboring

properties. The grading plan shows proposed grade changes at the property line. With grading so close to the property line, the potential to create grading impacts to the subject site is higher. To ensure future grading will not result in adverse impacts to the surrounding area, the Committee recommends conditions of approval that require detailed grading and drainage information to be provided with the Site Development Permit.

Therefore, the Committee find that by meeting the conditions of approval the criterion for approval will be met.

10. That access and facilities for physically handicapped people are incorporated into the site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant states the proposal provides sidewalks and ramps to accommodate handicap access and that a handicapped parking space meeting ADA standards will be provided as part of the three visitor parking spaces. Conformance with applicable requirements of the Building Code, including handicap accessibility, must be demonstrated prior to issuance of Building permits.

Therefore, the Committee find the proposal meets the criterion for approval.

11. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The applicant submitted the applications on June 24, 2004 and was deemed complete on October 13, 2004. In the review of the materials during the application review, the Committee find that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee find the proposal meets the criterion for approval.

RECOMMENDATION BY THE FACILITIES REVIEW COMMITTEE:

LD2004-0028 Land Division Application:

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority APPROVE the proposal and adopt the conditions of approval identified in Attachment E.

CU2004-0019 Conditional Use Application

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that if the Commission APPROVES the proposal that it adopt the conditions of approval identified in Attachment E.

FS2004-0015 Flexible Setback Application

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority APPROVE the proposal with no specific conditions of approval associated with Facilities Review Committee technical review.